

# **Knightsen Town Advisory Council**



**Andrew Steudle, Chair**

**Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513  
925-252-4500**

Andrew Steudle, Chair  
Karen Reyna, Vice Chair  
Kim Carone, Councilmember  
Erin Clancy-Mathias, Councilmember  
Maria Jehs, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors.*

## **Knightsen TAC AGENDA**

**Tuesday, August 17, 2021  
7:30p.m.**

*To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Knightsen Town Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.*

### **Board meetings can be accessed via Zoom:**

<https://ccccounty-us.zoom.us/j/2830849836>

**or**

**Dial In: (888) 278-0254  
Conference code: 142291**

### **To access the full agenda packet, please visit:**

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3667?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

**1. Call to Order/Roll Call**

**2. Approval of Agenda**

**3. Public Comment (3 minutes per speaker)** *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

**4. Agency Reports**

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

**5. Consent Items**

*All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.*

- a. APPROVE Draft Record of Actions – July 20, 2021

**6. Presentations**

- a. None.

**7. Items for Action and/or Discussion**

- a. Knightsen Heritage Tree
- b. Discuss ideas for future community events

**8. Committee Reports/Member Reports**

- a. Code Enforcement

**9. Correspondence (R= Received S=Sent)**

- a. R-07/19/21 Letter from Paul Kunkel and Trish Bello-Kunkel
- b. R-07/21/21 Letter from Paul Kunkel and Trish Bello-Kunkel
- c. R-08/03/21 Letter from Sara Dutt
- d. R-07/20/21 County Planning Commission Agenda for July 28, 2021
- e. R-07/27/21 County Zoning Administrator Agenda for August 2, 2021
- f. R-08/03/21 County Planning Commission Cancellation Notice for August 11, 2021
- g. R-08/03/21 Notice of Public Hearing for August 16, 2021
- h. R-08/03/21 Notice of Public Hearing for August 16, 2021

**10. Future Agenda Items**

Noise Control Ordinance

**11. Adjourn**

# Knightsen Town Advisory Council



Andrew Steudle, Chair  
Office of Supervisor Diane  
Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
Deputy Chief of Staff, Lea

*The Knightsen Town Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## **Draft Record of Actions**

**7:35 p.m.**

**July 20, 2021**

1. **MEMBERS PRESENT:** Chair Andrew Steudle, Vice Chair Karen Reyna, Councilmember Erin Clancy-Mathias, and Councilmember Maria Jehs  
**MEMBERS ABSENT:** Councilmember Kim Carone
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Reyna. Second made by Jehs. Motion carried: 4-0. AYES: Clancy-Mathias, Jehs, Reyna, and Steudle.
3. **PUBLIC COMMENT:**  
Al Bello – Tumbleweeds and poles along Delta Road should be replaced.  
Gil Somerhalder – weeds are a problem within the community.
4. **AGENCY REPORTS:**
  - a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of June.  
Carolyn Steen – Did you cite for fireworks?
  - b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of June.
  - c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of June; Fireworks citations; and consolidation with the Contra Costa County Fire Protection District.
  - d. **Knightsen Town Community Services District:** Chair, Trish Bello-Kunkel reported the KTCSO held a meeting July 1<sup>st</sup> and adopted their budget; completed the community survey and should be mailed out in September; no August meeting and the next meeting is scheduled for September 2, 2021.
  - e. **Office of Supervisor Diane Burgis:** Lea Castleberry provided an update on Covid-19 and returning to in-person meetings.
5. **CONSENT ITEMS:**
  - a. **Approval of the Draft Record June 15, 2021:** Motion to approve as presented made by Steudle. Second made by Jehs. Motion Carried: 4-0. AYES: Clancy-Mathias, Jehs, Reyna, and Steudle.
6. **PRESENTATIONS:**
  - a. None.
7. **ITEMS FOR DISCUSSION AND/OR ACTION:**
  - a. **Agency Comment Request LP21-2021:** Applicant requests approval of a land use permit to establish recreational activities (Baseball and Basketball) including hosting events on site, construction of a 3,000 sq.ft. metal structure, and new lights surrounding the facility. Applicant, Travis Cleland provided an overview of his project which includes allowing three baseball teams within the community to use his baseball field, and to continue the use of his basketball court as a training facility for the youth in the community. Jehs asked when the facility was built and when the building was built. Steudle asked about parking. Reyna asked if this was a private road; have the neighbors been notified; does this reside within an HOA; and when is baseball season. Clancy-Mathias asked what the max number of cars on the easement; how many practices a day/week/month; and do you exceed 75 people at one time.  
**Public Comment:**  
Melisa Yukum (Knightsen) – SUPPORTS and affiliated with facility.  
Trina Wallace (Brentwood) – SUPPORTS and affiliated with facility.  
Gino (Tracy) – SUPPORTS and affiliated with facility.  
Donyel Douglas (Brentwood) SUPPORTS and affiliated with facility.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

Mr. McCord (Knightsen) – OPPOSE; Adjacent neighbor and concerned lights, sound and playing during covid; hurts business; what are plans for trash control; what steps are you taking to make this better.

Lindsey McCord (Knightsen) – OPPOSE; Sent letter to KTAC regarding concerns. Adjacent neighbor and concerned with noise and lighting. There are ongoing impacts to their farm: crops, livestock, trespassing, trash – these issues must be addressed. Practices extend well into 9 p.m. – how will rules be enforced. What steps are going to be taken to abate noise, trespassing, contaminates from porta potty, traffic. Would like to maintain Ag function of their property. Fields and lighting are a problem. Basketball court lighting is a nuisance – shines into bedroom windows. Concerned that most of public comment are not Knightsen residents.

Sara Dutt (Knightsen) – SUPPORTS and affiliated with facility.

Mike Rainsford (Knightsen) – OPPOSE; Neighbor and easement road is not designed for that kind of traffic. The dirt affects his solar system. There are many other sports fields available. He knows since he coaches competitive soccer. Has concerns about privacy, crime, and negative impacts to quality of life.

Charles Williams (Brentwood) – SUPPORTS and affiliated with facility.

Ashley Trojanowski (former Brentwood resident) – SUPPORT and use to be affiliated with facility. Disclosed there are 40+ kids, 3 teams that use the baseball field.

Kevin (student) - SUPPORT and affiliated with facility.

Dwayne (Brentwood) – SUPPORT and affiliated with facility.

Victor Rivera (Oakley) – SUPPORT and affiliated with facility.

Trish Bello-Kunkel (Knightsen) – OPPOSE; Zoned Ag; not permitted events; there are recreational opportunities 2 miles away; by approving this application would be setting a dangerous precedent for events within the community; KTAC represents Knightsen residents; traffic, bright lights, and noise are nuisance; recommends denial.

Richard Hornberger (Knightsen) – OPPOSE; neighbor and an architect with zoning experience; there are other places for these activities; not proper zoning.

Michelle (Oakley) – SUPPORT and affiliated with facility.

Cory Decker (Brentwood) – SUPPORT and affiliated with facility.

Melissa Contreras (Oakley) – SUPPORT and affiliated with facility.

Mechelle (Oakley) – SUPPORT and affiliated with facility.

Brandon (Oakley) – SUPPORT and affiliated with facility.

Rich Peters (Knightsen) SUPPORT

Ms. Hornberger (Knightsen) – OPPOSE; Zoned Ag and doesn't support this facility.

Rosemarie Fisk (Knightsen) – neighbors should be priority; could field be operated with a temporary agreement until local fields are re-opened; lights should be mitigated.

Liz Robbins (Oakley) – SUPPORT and affiliated with facility.

Linda Gutierrez (Brentwood) – SUPPORT and affiliated with facility.

Rashelle Hurtado (student) – SUPPORT and affiliated with facility.

Carolyn Steen (Knightsen) – OPPOSE; new residents think this is a “free for all” because you're in the country. Knightsen is a small area for ag specific uses. Events and fundraising should be done elsewhere. Requests denial of permit.

Anne Marie Whitaker (Brentwood) – SUPPORT and affiliated with facility.

Monica Clark (Brentwood) – SUPPORT and affiliated with facility.

Michele Spring Fajean (Brentwood) – SUPPORT and affiliated with facility.

Jermaine Worley (Brentwood) – SUPPORT; the Cleland's have been keeping youth off the streets for years; Their desire to help the community by providing a safe space shouldn't go unnoticed.

Lori Freeman – SUPPORT; it's important that our youth have access to recreational facilities.

John Gonzales (Knightsen) – has experienced community concerns on lighting and public events when he served on KTAC and lighting is a very serious issue for people who live in rural areas. Loud public events outdoors may create neighbor battles. Every owner a certain distance within the affected lighted area should have a chance to weigh-in on this application. Public events and lighting are something that should be OK by neighbors as not to create County and Sheriff complaints unnecessarily.

Paul Kunkel (Knightsen) – OPPOSE; concerned with the impacts to neighbors, events, light pollution; there is a precedent being set by approving this; not the right location.

Lizette (Brentwood) – SUPPORT and affiliated with facility.

Terri K. (Knightsen) – Neighbor and concerned with lights, noise, and traffic. Ten events per year is too much. Existing private gravel road already impacted by residents – additional traffic will make road worse.

Kevin (Brentwood) – SUPPORT and affiliated with facility.

Cole Kristy (Oakley) SUPPORT and affiliated with facility.

Kelly G. (Brentwood) - SUPPORT and affiliated with facility.

Mateo Lungu (Brentwood) – SUPPORT and affiliated with facility.

Melissa (Brentwood) – SUPPORT

Steudle believes recreation is an allowable use on A2 properties and references Municipal Code 84-38.404 (#18); decision is not end all-be all. Reyna says neighbors' concerns are important; appreciate those wanting to work together. Reyna suggests no lights; space for batting practice in an insulated structure; is there a compromise between the applicant and neighbors? Steudle says nuisance can be policed by Conditions of Approval. Jehs says there's a lot of emotions and need to be respectful. Clancy-Mathias says there are a lot of comprehensive comments for the County to consider; growing without restrictions can cause problems; there must be a middle of the road. Jehs asked what created where we are today; now that Covid has opened parks does that change traffic; is the applicant willing to compromise; are there lights? Applicant says this was created by a compliant from a neighbor and approached by the County for compliance. Applicant says he still holds practice and willing to compromise with neighbors. Applicant says there are no lights on the baseball field and will remove the lighting request from the application. Applicant stated there are lights on the basketball court. Applicant stated the building is used for batting practices and has been there 1 ½ years. Motion to approve with conditions addressing noise pollution, traffic impacts, frequency of events limited to 4 days a week (max) with hours of operation from 9am – 7:30pm and permit application to be updated to read 'baseball games only' not events (per the applicant) and no lights, made by Jehs. Second made by Clancy-Mathias. Motion carried: 4-0. AYES: Clancy-Mathias, Jehs, Reyna, and Steudle.

- b. **Discuss BNSF Eucalyptus trees on Knightsen Avenue:** Lea Castleberry reported her conversation with BNSF regarding the maintenance of their eucalyptus trees on Knightsen Avenue. BNSF says it will cost the agency \$20-\$30k to trim the trees and \$40k to remove the trees and finds it more cost-effective to remove the trees. Castleberry asked BNSF to not act until this was brought before the community for discussion. Castleberry asked for a recommendation from KTAC with an option to propose only specific trees for removal.

**Public Comment:**

Trish Bello-Kunkel – SUPPORTS; remove the trees; not native and a fire danger.

Motion to remove the trees as they are not native to the area made by Reyna. Second made by Steudle. Motion carried: 4-0. AYES: Clancy-Mathias, Jehs, Reyna, and Steudle.

- c. **Discuss ideas for future community events:** Standing item and will be discussed at a future date.

8. **COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** No report.

9. **CORRESPONDANCE/ANNOUNCEMENTS (R=Received S=Sent)**

- a. R-06/30/21 County Zoning Administrator Agenda for July 7, 2021  
b. R-06/23/21 Notice of Public Hearing for July 7, 2021  
c. R-06/14/21 Revised County Planning Commission Agenda for July 14, 2021  
d. R-07/15/21 County Zoning Administrator Agenda for July 19, 2021

10. **FUTURE AGENDA ITEMS**

Knightsen Heritage Tree  
Party Ordinance

11. **ADJOURNMENT**

There being no further business before the Knightsen Town Advisory Council, Chair Steudle adjourned the meeting at 11:15pm. The next regularly scheduled Knightsen Town Advisory Council meeting on August 17, 2021 at 7:30p.m. and location to be determined due to Covid-19.

RECEIVED

JUL 19 2021

BY: \_\_\_\_\_

July 19, 2021

KTAC Council Members:

We are writing regarding agenda item 7A on your July 20, 2021, KTAC agenda. This item requests KTAC's comment on a land use planning permit application to "establish recreational activities (Baseball and Basketball) including hosting events on site, construction of a 3,000 sq. ft. metal structure, and new lights surrounding the facility." The permit applicant is Mr. Travis Cleland. The address for this proposed facility is 101 Kite Hawk Lane.

We believe it is important for KTAC Council members to understand that some of the improvements in the land use permit application already exist. According to the County, there are currently code enforcement violations filed against both the baseball field and the basketball court, as well as the 3,000 sq. ft. structure which is also already in place. The County informed us the applicant applied for a land use permit to continue to use these improvements.

We plan to speak at the July 20<sup>th</sup> KTAC meeting. However, we want to provide you with our questions and concerns about the proposal in advance of the meeting, so you have an opportunity to consider and digest them in advance.

We believe there are some very valid questions and concerns that KTAC should consider prior to deciding about making a recommendation for or against approval of this land use application.

Questions:

- 1) The applicant states the field hours for the baseball field are 9am to 8pm. During most of the baseball season, there is significant sunlight until or even beyond 8pm. Why is there a need to install lights for the baseball field? And, if lights are installed, will the field hours change to later in the evening?
- 2) The land use permit application states events will be held on site and the applicant states that he plans to hold ten events per baseball season. Can the applicant provide further explanation about these events and can he explain what will take place at these events? The County has informed us that if his land use permit includes authorization for 10 events, he will be able to hold these events without needing to obtain temporary event permits.
- 3) The applicant states, "no drug use or sales of alcohol," are permitted on the property. What about "consumption" of alcohol? Does the applicant allow the consumption of alcohol during these events? Bear in mind we are talking about recreational events for 10-, 11-, and 12-year-olds. In a public setting such as a city or county ballfield, alcohol would be prohibited entirely.

Primary Concerns:

- 1) As you are very aware, one of the biggest concerns Knightsen residents have is large scale, noisy parties, and events, especially on weekends during the summer months.

**We believe the applicant should not be given blanket approval for up to 10 events on the property. In this regard, KTAC Council members should understand that the land use permit**

authorization stays in effect even when the property changes ownership. Approval for up to 10 events means approval for up to 10 events annually forever. We have confirmed this today with County Code Enforcement.

The applicant should not be given blanket approval for up to 10 events. Just like everyone else, he should be required to obtain temporary event permits for each event that involves 75 or more people.

- 2) **Light pollution.** To light a baseball field requires tall stanchions and bright lighting. The lights will be visible for long distances. In fact, we live over a mile away from the Sunset ballfields and during the summer months our evening skies to the west are illuminated with stadium lights. Looking at the parcel map submitted by the applicant, there are MANY small parcels, with homes, in the vicinity. The proposed lights are sure to be a nuisance to current and/or future neighbors. The lights are also largely unnecessary if the applicant truly intends to limit ballfield hours to 9am to 8pm.

Furthermore, if this kind of stadium lighting is approved and/or if blanket authorization for up to 10 events is approved, **it sets a terrible precedent.** If another property owner requests authorization to install bright lighting, or if **another property owner requests blanket authorization for events, how would KTAC recommend denial without facing allegations of disparate and possibly discriminatory conduct?**

- 3) Fundamentally, the **proposed recreational facilities are entirely inconsistent for a property zoned "agricultural", A2.** These improvements make this property unusable for agricultural purposes. **The County has stated that preserving agricultural land for agricultural purposes in east Contra Cost County is a priority.** We ask that KTAC play a role in preserving ag land in Knightsen.

Lastly, we want to comment on what we believe is a significant procedural issue regarding permit applications such as this one. When these matters come to KTAC, the applicant is notified and usually attends the meetings. However, neighbors who live in close proximity do not receive notification that the item is on the KTAC agenda. These are the people who face the clearest and most predominant impacts. We believe that in all fairness, neighbors should be notified and KTAC should only take action to recommend approval or denial after feedback is solicited from all affected parties.

Thank you.

Sincerely,

Paul Kunkel

Trish Bello-Kunkel

Cc: Lea Castleberry, Deputy Chief of Staff

RECEIVED

JUL 21 2021

July 21, 2021

BY: \_\_\_\_\_

Knightesen Town Advisory Council (KTAC) Members,

We would like to commend Lea Castleberry and her colleague for doing a tremendous job managing the Zoom/teleconference meeting on 7/20/21. We believe at one point there were 97 people on the call. Nevertheless, Lea and her colleague did an incredible job managing the calls to minimize background noise and we only recall one situation where a speaker was purposely interrupted by another participant. Lea and her colleague did a masterful job.

We understand that ultimately the KTAC Council struggled to formulate a recommendation that they thought was fair and equitable and certainly the approved motion, while confusing, was better than the Council recommending unconditional approval of the land use permit application.

When we first read the land use permit application and supporting documents submitted by the applicant (Travis Cleland), our concerns were primarily focused on two items: 1) the proposed baseball stadium lighting; and 2) the request for blanket authorization for up to 10 "events" per year. However, after listening to Mr. Cleland and others who spoke during the meeting, **we believe the KTAC Council should have recommended denial of this land use permit application IN IT'S ENTIRETY.**

The following specifies why we believe the additional information presented in the meeting justified denial of this request:

- 1) **MANY, MANY** people spoke during the teleconference. People were very appropriately asked to state where they resided. This was very appropriate because you are the KNIGHTSEN Town Advisory Council. You were appointed to represent the interests of KNIGHTSEN community members. Most participants were from Oakley and Brentwood. We believe one person even stated they live in Tracy. Almost all the participants who expressed support for the applicant's application acknowledged they do not live in Knightsen. **Most of the participants who live in Knightsen expressed concerns about the application. There was not one person from Knightsen who stated that their children currently use the 101 Kite Hawk Lane recreational facilities. It seems the facilities are almost universally being used by children from neighboring communities.**

This is even though in their permit application, Mr. Cleland repeatedly stated their facility benefits the "community." They indicated there is widespread community support for what they are doing, and they indicated that the facilities are there to benefit children in the community. We appropriately assumed (as you may have as well) that when the applicants referred to "community" support and children in the "community" they meant the Knightsen community. In reality, they weren't referring to Knightsen at all.

**Your role as KTAC Council members is to represent Knightsen community members. In that respect, based upon the overwhelming feedback provided by actual Knightsen residents, the Council should have recommended denial of this land use permit application.**

- 2) During the meeting it became abundantly clear that even though the baseball field has existed in some form or another for over 12 years, the most significant improvements such as the 3,000 sq ft shed containing batting cages, the backstop, the outfield fence, and the artificial turf are recent additions. Also, it became clear that the facilities became extremely popular after Covid-19 restrictions went into effect. When families no longer had access to public facilities, use of the 101 Kite Hawk Lane facilities increased significantly.

Many people were not happy with the Covid-19 health and safety rules. The restrictions were burdensome for everyone, including and significantly children. Denied access to public facilities, **it is now very apparent that families resorted to using the 101 Kite Hawk Lane facilities to circumvent Covid-19 restrictions.**

That was simply not right. People may be unhappy about the rules, they may disagree with the rules, but we are all required to comply with the rules. **Neither KTAC nor any County entity should be complicit in supporting a facility that provided a means to skirt mandated health and safety guidelines. In this regard the operators of 101 Kite Hawk Lane should be reprimanded, not rewarded.** This week alone, it was reported that there were over 800 new Covid-19 cases in Contra Costa County.

If the 101 Kite Hawk Lane facility is approved for use, we have no doubt that it will be used to again circumvent health and safety rules if such restrictions are ever re-instated.

- 3) We were very alarmed by several statements Mr. Cleland made in response to people who expressed concerns. He stated that he did not know that he needed a permit to build the improvements, including the shed. Mr. Cleland is in the construction business. We believe it was less than truthful for him to state he did not know a permit was required.

**Most alarmingly, he stated that if he is required to "tear it down," he said, "I will put in a motorcycle park." Mr. Cleland very well knows that a motorcycle park would be very disruptive to his neighbors. His statement seems to indicate a blatant disregard for his neighbors concerns and could easily be interpreted as retaliatory in nature.**

Following the lengthy presentation and public input on the proposal, Chairperson Andrew Steudle was the first person to comment. He seemed to suggest that the Council should recommend approval of the land use permit application and simply leave it up to County staff to address issues such as lighting and noise. He seemed to believe that KTAC did not need to address these items since the County would address them in due course.

Fortunately, other members of the Council realized that the concerns of neighbors and Knightsen residents needed to be relayed to the County in some form or another. The motion that was ultimately approved was certainly a better decision than simply recommending approval and leaving it up to the County to determine restrictions. Nevertheless, **we believe reviewing what was presented and discussed at last night's meeting merits KTAC reconsideration and a re-vote recommending denial of the permit application.**

Sincerely,

Paul Kunkel  
Trish Bello-Kunkel

Cc: Supervisor Diane Burgis  
Anna Roth, County Health Director  
Lea Castleberry, Deputy Chief of Staff

Sara Dutt  
2225 sunset Road  
Brentwood, CA 94513

RECEIVED

AUG 3 2021

July 21, 2021

BY: \_\_\_\_\_

Knightsen Town Advisory Council  
P.O. Box 763  
Knightsen, CA 94548

Hello Council Members!

I participated in last night's KTAC Zoom call, and was given the opportunity to weigh in in support of the Cleland family and their baseball/softball/basketball friends. I am writing today to impart some additional information that you may not have. As I explained last night, I have been a Knightsen resident for 19 years. My husband and I have raised 2 boys here, and we love our rural community. We practice a "live and let live" approach. We have been fortunate in our neighbors. I have horses, dogs, and we too have hosted baseball team practices and batting lessons on our property, with no complaints from our neighbors. We look out for each other. In our 19 years as Knightsen residents, we have never had so much as a disagreement with anyone out here.

Until a few months ago. One evening as I was walking my dogs along the canal trails off Eden Plains (next to Eden Plains Nursery), I was aggressively approached by a neighbor (Sean McCord, who is making the complaint against the Clelands). He shined an extreme LED light in my face (blinding me), and sternly informed me that I was on private property, could not walk my dogs there, he was going to call the police, etc. I was frankly shocked because I have been running, walking dogs, riding horses out there for the past 19 years, and have always been cheerfully greeted by neighbors, farmers, and the ECCID workers. It had never occurred to me that I was doing anything wrong. And had certainly never been reprimanded by anyone. Quite the opposite! Until this gentleman took it upon himself to police the ECCID access road. He was clearly trying to intimidate me, but I informed him that it was not HIS private property and went on my way.

A few weeks later, as I was walking my dogs, he again accosted me very aggressively. He had his phone out and was video taping me. He shouted that he had already told me I was not allowed to be out there, this was private property, etc. This time he had called the police, and then proceeded to call Patrick Dwelley (owner of the adjacent cherry orchards), and told him my dogs were tearing up his orchard and irrigation, I was trespassing on their (Dwelley) property, etc. He exaggerated to make it seem like my dogs were extremely destructive. I was not given the opportunity to defend myself or set the record straight with Mr. Dwelley. I was flustered! To be honest, I argued with him, and was a little bit afraid for my safety. His behavior was pretty over the top. He then "escorted" me all the way to the road where I had parked my car and stood

guard until I drove off. When I got home, there was a Sheriff waiting. I explained what had happened to the Sheriff (a very nice guy). He listened and said, "I get it. I have two dogs too." He told me that he had gotten permission to run his dogs on the Nunn's property, and I should just get permission from the Dwelleys to be out there. Which I promptly did. I was told by Amy Dwelley that they have no problem with my being out there, but that I should have my dogs on a leash, which is reasonable. I next called the Brentwood ECCID office and talked to the General Manager. When I described my situation to him he told me he knew exactly who had harassed me, and that it was fine for me (and my dogs) to be out there on the ECCID easement.

I have been walking out there off and on since. But today as I was walking along the easement trail near their house, I saw Sean on his property walking toward me. He then hid behind his bushes as if trying to spy on me as I walked by. I pulled out my phone and started to film him. He became extremely agitated. I informed him that I had the permission of both the Dwelleys and the ECCID to be out there. This further agitated him, and he called me a B\*\*CH, and a C\*NT and other choice words. He then accused me of harassing him. (Honestly, I was just out getting exercise, and not on his property.) He told me that he is going to drive by my property (apparently he researched where I live), and sit in his truck outside my driveway and walk back and forth. (I told him to "Go for it", as that would not bother me.) I proceeded on my way. He was extremely agitated and was yelling profanities at me from his property.

Tonight I received a text message from Bev Cleland that Travis had received a text from this man's wife that I was hiding in their bushes spying on them(!), that I am harassing them, and that the Clelands are going to be liable for the harassment. The Clelands have NOTHING to do with any of this! This man and his wife picked a fight with me. (And frankly, they are unhinged!) It appears they are attempting to control EVERYTHING that goes on around their property. They may just be fearful people who are not suited to life in an unincorporated area. But I have not found them to be neighborly people trying to fit in. They misrepresent themselves and events.

To each his own, I guess. I am fine with whatever nastiness they direct at me. But I wanted to make it clear that my issues with them have NOTHING to do with the Clelands! And certainly have nothing to do with their pending use permit. As you observed last night, Travis and Bev Cleland are beloved by the community. And they should be. They are wonderful, kind, generous people. Maybe these other folks will catch on eventually. Hope so. But I wanted to impart a more developed picture of some of their actions and motives.

If you have any questions, you may reach me at (925) 584-2823.

Sincerely,

A handwritten signature in black ink that reads "Sara Dutt". The signature is written in a cursive, flowing style.

Sara Dutt

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, JULY 28, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

JUL 20 2021

BY: \_\_\_\_\_

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT*

<https://cccouny-us.zoom.us/j/83565590720>

**Meeting ID: 835 6559 0720**

**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

**PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.**

**PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860**

*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:

2. PUBLIC HEARING

2a. STONEHURTZ PROPERTIES (Applicant & Owner), County Files #CDRZ15-03230 and #CDDP20-03022. The applicant requests approval to rezone portions of three parcels from a General Agricultural (A-2) zoning district to a site-specific Planned Unit (P-1) district in order to correct inconsistencies with the existing Single-Family Residential, Very Low Density (SV) General Plan land use designation of the property, and to also eliminate occurrences of parcels with split (dual) zoning. The project also includes a request for approval to modify a Final Development Plan (County File #CDDP07-03062) in order to allow a lot line adjustment (County File #CDLL15-00027) between four contiguous parcels and to establish development guidelines for the entirety of the project site. No physical development is proposed as part of the project. The project is located at 1900 Las Trampas Road in the Alamo area. (Zoning: P-1 and A-2) (Assessor's Parcel Number: APN: 198-220-051, -052, -053, -055) ST Staff Report

3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 11, 2021.

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 2, 2021

30 MUIR ROAD  
MARTINEZ, CA 94553

RECEIVED

JUL 27 2021

BY: \_\_\_\_\_

\*\*\*1:30 P.M.\*\*\*

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://ccccounty-us.zoom.us/j/81540150054>

Meeting ID: 815 4015 0054

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.  
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:
2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING
- 2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 06.07.2021 LC) CF Staff Report
3. LAND USE PERMIT: PUBLIC HEARING
- 3a. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - ARTHUR AND SHIRLEY PACHECO (Owners), County File #CDLP21-02018: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02014) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (4) antennas, installing (6) new antennas, installing (4) new radios, removing (2) RRU-12 units, installing 4 new raycap surge suppressors and ancillary equipment within the existing Verizon

fenced lease area. The subject property is located at 2670 Franklin Canyon Road in the unincorporated Martinez area of Contra Costa County. (Zoning: A-4, A-2, Agricultural Preserve District and General Agricultural District) (Assessor's Parcel Number: 368-030-011) EL Staff Report

4. LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BRANDON HELTON/ENTERPRISE RENT-A-CAR (Applicant) - 2200 CENTRAL STREET, LLC/MSH GROUP (Owners), County File #CDLP/DP21-02012: The applicant requests approval of a Land Use Permit and Development Plan to establish an Enterprise truck rental business within an existing warehouse tenant space that includes interior tenant improvements. The interior tenant improvements include the construction of a new sand and oil truck wash area and minor interior improvements to improve an existing office area for the purpose of retail sales. The rental trucks will be parked in an existing lease area outside of the warehouse. There will be up to 4 full time employees and 1 part-time employee. Proposed hours of operation are Monday through Friday, 7:00 am – 5:00 pm, Saturday, 8:00 am – 11:00 pm and closed on Sunday. The business will generally have between 12-15 rental trucks on-site at a given time. The subject property is located at 2200 Central Street in North Richmond. (Zoning: P-1, North Richmond) (Assessor's Parcel Number: 408-190-004) EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 16, 2021.

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~ CANCELLED

RECEIVED

AUG 3 2021

BY: \_\_\_\_\_

**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, AUGUST 11, 2021**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT*

<https://cccouny-us.zoom.us/j/84755101367>

Meeting IS: 847 5510 1367

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 25, 2021

RECEIVED

AUG 3 2021

# NOTICE OF A PUBLIC HEARING

BY: \_\_\_\_\_

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP20-02007: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Winery on a 10.46-acre site, consisting of a winery in the existing barn located in the middle of the property, south of the onsite vineyard. Proposed accessory uses include a tasting room, retail sales of wine and related products, and storage. The tasting room would be located in the barn adjacent to the wine production and storage areas. Winery operations would be on Fridays, Saturdays, and Sundays from 10:00 AM to 10:00 PM, with tasting hours from 12:00 PM to 5:00 PM. In addition to operating the winery, the applicant proposes to hold up to 32 winery and non-winery special events a year. The applicant is applying for a Type 02 winegrower license from the California Department of Alcoholic Beverage Control. As part of the Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: [https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13)

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). The meeting agenda posted prior to the August 16, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or [Stanley.Muraoka@dcd.cccounty.us](mailto:Stanley.Muraoka@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development

RECEIVED

AUG 3 2021

## NOTICE OF A PUBLIC HEARING

BY: \_\_\_\_\_

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP19-02046: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Horse Boarding and Riding Facility on a 10.46-acre site. The horse facility would be located at the southern end of the property in existing structures, including the covered horse arena, two horse barns, and smaller accessory agricultural buildings. The existing outdoor horse turnout and existing outdoor circular pen would also be part of the horse facility. One trainer would conduct scheduled training classes for up to 15 people per class. The horse facility would operate Monday through Sunday from 9:00 AM to 10:00 PM. In addition to operating the horse facility, the applicant proposes to hold up to seven events a year, such as rodeo queen try outs and other rodeo events, in the covered arena. These events qualify as non-winery special events under Land Use Permit CDLP20-02007. As part of the Horse Boarding and Riding Facility Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

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John Kopchik, Director  
Department of Conservation and Development